Bk 2 mTL

BOOK 7688 PAGE 532

JEA717-10-24-88
JJM003-001

FROM: Gary McDaniel

TO: Ulax Estates, Inc., a North Carolina corporation

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:
Ulax Estates, Inc.
c/o P. T. Management, Inc.
110 29th Avenue, North
Suite 203
Nashville, Tennessee 37203

Send Tax Bills to:
Same Address

Map-Parcel No.
Map 102-4, Parcel 97
Map 102-4, Parcel 98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $668,556.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 1988.

Notary Public 1654 10/27 0202 03CHECK 2218.98

My Commission Expires: 5/8/91

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Gary McDaniel, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey, unto Ulax Estates, Inc., a North Carolina corporation, hereinafter called the GRANTEE, its successors, and assigns, a certain tract or parcel of land in Nashville, Tennessee, described on Exhibit A attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds himself, his heirs, representatives, and successors to warrant specially and forever defend the title to said real property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR other than claims arising out of the matters set forth herein or on Exhibit A attached hereto, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Evelyn I. McDaniel, the wife of GRANTOR, joins in this conveyance for the sole and limited purpose of conveying all of her marital rights, but not further or otherwise.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 27th day of October, 1988.

Gary McDaniel

Evelyn I. McDaniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 27th day of October, 1988.

KIMBERLY C. PHILLIPS NOTARY PUBLIC AT LARGE

Kimberly C. Phillips
NOTARY PUBLIC

My Commission Expires: 5/8/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Evelyn I. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 27th day of October, 1988.

KIMBERLY C. PHILLIPS NOTARY PUBLIC AT LARGE

Kimberly C. Phillips
NOTARY PUBLIC

My Commission Expires: 5/8/91

EXHIBIT A

TRACT I

A tract or parcel of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated August 1, 1988, as follows:

Beginning at an existing iron pin located in the northerly right-of-way margin of Charlotte Pike (U.S. Highway 70 North) said pin being a common corner to this tract and the property owned by Ewing Bass and Bessie Bass Langford as defined in Deed Book 4081, page 573, R.O.D.C., Tennessee and located approximately 600 feet northeast of the centerline of Russleo Drive as measured along the northerly right-of-way margin of Charlotte Pike; thence, leaving said margin along the line common to this tract and the Bass/Langford Property, North 48 degrees 07 minutes 43 seconds West, 331.78 feet to an existing iron pin; thence, North 48 degrees 21 minutes 18 seconds East, 245.11 feet to an iron pin, set this survey; thence, South 51 degrees 42 minutes 49 seconds East, 379.28 feet to an iron pin, set this survey, in the northerly right-of-way margin of Charlotte Pike; thence, with said margin and beginning a curve to the right, 122.51 feet to an iron pin, set this survey; said curve has the following characteristics: a delta of 1 degree 53 minutes 27 seconds, a radius of 3712.50 feet and a tangent of 61.26 feet; thence, beginning a curve to the left, 154.99 feet to the point of beginning; said curve has the following characteristics: a delta of 4 degrees 33 minutes 14 seconds, a radius of 1950.00 feet and a tangent of 77.54 feet. This tract contains 89,764 square feet or 2.06 acres, more or less.

TRACT I being part of the same property conveyed to Gary McDaniel by deed from Ewing Bass and Bessie Bass Langford, as tenants in common to remainder interest as to Tract I and Charles W. Langford and wife, Bessie Bass Langford as to Tract II, of record in Book 7688, page 521, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to a life estate granted to Sadie Bruce Bass as evidenced by the Last Will and Testament of Paul J. Bass of record in Will Book 155, page 263, Probate Court for said County.

TRACT II

A tract or parcel of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated August 1, 1988, as follows:

Beginning at an existing iron pin located in the northerly right-of-way margin of Charlotte Pike (U.S. Highway 70 North) said pin being a common corner to this tract and the property owned by Ewing Bass and Bessie Bass Langford as defined in Deed Book 4081, page 573, R.O.D.C., Tennessee and located approximately 600 feet northeast of the centerline of Russleo Drive as measured along the northerly right-of-way margin of Charlotte Pike; thence, continuing with said margin and beginning a curve to the right 154.99 feet to an iron pin, set this survey; said curve has the following characteristics: a delta of 4 degrees 33 minutes 14 seconds, a radius of 1950.00 feet and a tangent of 77.54 feet; thence, beginning a curve to the left, 122.51 feet to an iron pin, set this survey, the actual point of beginning for this tract; said curve has the following characteristics: a delta of 1 degree 53 minutes 27 seconds, a radius of 3712.50 feet and a tangent of 61.26 feet; thence, leaving said margin, North 51 degrees 42 minutes 49 seconds West, 379.28 feet to an iron pin, set this survey; thence, North 48 degrees 21 minutes 18 seconds East, 60.00 feet to an existing concrete monument; thence, North 51 degrees 31 minutes 20 seconds West, 42.85 feet to an existing iron pin; thence, North 54

degrees 21 minutes 00 seconds East, 90.00 feet to an iron pin, set this survey, near an existing fence corner post; thence, South 45 degrees 50 minutes 28 seconds East, 121.59 feet to an existing concrete monument in a fence line; thence, along said fence line, South 53 degrees 36 minutes 10 seconds East, 312.00 feet to an iron pin, set this survey, in the northerly right-of-way margin of Charlotte Pike, near an existing fence post; thence, with said margin and beginning a curve to the right, 150.76 feet to the actual point of beginning; said curve has the following characteristics: a delta of 2 degrees 19 minutes 36 seconds, a radius of 3712.50 feet and a tangent of 75.39 feet. This tract contains 57,129 square feet or 1.31 acres, more or less.

TRACT II being part of the property conveyed to Gary McDaniel by deed from Ewing Bass and Bessie Bass Langford, as tenants in common to remainder interest as to Tract I, and Charles W. Langford and wife, Bessie Bass Langford as to Tract II, of record in Book 7688, page 521, Register's Office for Davidson County, Tennessee.

The above two tracts of property are conveyed subject to the following:

1. 1988 Metropolitan Government taxes -- a lien but not yet due and payable. (Field Book No. 8DA 35730; Map 102-4, Parcel 97 as to Tract I and Field Book No. 8DA 35715; Map 102-4, Parcel 98 as to Tract II)

2. Sanitary sewers and/or storm drainage easement and any temporary construction easements as contained in an instrument of record in Book 5069, page 569, said Register's Office. (Applies to Tract I)

3. Sanitary sewers and/or storm drainage easement and any temporary construction easements as contained in an instrument of record in Book 5069, page 584, said Register's Office. (Applies to Tract II).

4. Electric transmission easement as conveyed to The Tennessee Electric Power Company by instrument of record in Book 724, page 158, said Register's Office. (Applies to Tract I and II)

5. All matters as shown on the survey of R. L. Montoya -- Land Surveying dated August 1, 1988, including the location of the easements set forth in Exceptions Nos. 2 and 3 above, as well as the location of a portion of a power line easement conveyed to the Electric Power Board of the City of Nashville by Consolidated Developments, Inc., by instrument of record in Book 2703, page 78, said Register's Office. (Applies to Tracts I and II)

6. Tract I is subject to the life estate of Sadie Bruce Bass as established in the Last Will and Testament of Paul J. Bass of record in Will Book 155, page 263, Probate Court for said County.

7. Rights or claims of parties in possession under unrecorded leases.

8. The survey of Rocky L. Montoya dated August 1, 1988, last revised October 5, 1988, Job No. 88-2-10A(12) shows an existing residence encroaching onto Tract I described herein.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 27 3 36 PM '88
IDENTIFICATION REFERENCE
8.0289

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 536

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
668556.00
CON TX 2206.38
PRFEE 0.50
WDEED 12.00
TOTAL 2218.88
CHECK 2218.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/27/88 01 15:37 0001 1634

8 0 2 8 9

IDENTIFICATION REFERENCE

Oct 27 3 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 148370